



City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

Agenda

Tuesday, June 20, 2017 – 6:00 P.M.

CALL TO ORDER: Chair: McKinney

ROLL CALL: Chair: McKinney
Vice Chair: King
Commissioner: Stewart
Commissioner: Tabacco
Commissioner: Vacant

CONFLICT OF INTEREST

Any Planning Commission Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission Board.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission Board unless otherwise requested by an individual Planning Commissioner Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.1: Posting of the Agenda. The Agenda for the June 20, 2017 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on June 14, 2017.

Item 2.2: Approval of the Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Item 2.3: Approval of the Minutes of the May 16, 2017 Planning Commission Meeting, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: McKinney*

Recommendation: It is recommended that Planning Commission approve the Consent Calendar by roll call vote.

3. PUBLIC HEARINGS PRESENTATIONS

Item 3.1: Tony Zaia & Jason Huckabee - Architecture and Site Plan Review, Application No. 16-0013, Resolution 2017- 011 / Project Description: Request for Architecture and Site Plan Review of a new 2,500 square foot office building located at 6800 Third Street, APN: 132-009-023. (Reed's Garage

old site) within the Downtown Specific Plan area. A second, similar building is proposed for future construction on the same site.

Recommendation: Approval by roll call vote

5. PLANNING COMMISSION

None.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only – No Action)

None.

7. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

None.

**8. ADJOURNMENT – The next regular Planning Commission meeting – July 18, 2017
@ 6:00 p.m.**

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Planning Commission Board will be available for public inspection at the address where the meeting is taking place as indicated on the agenda, at the same time that the public records are distributed or made available to the Planning Commission Board.

AFFIDAVIT OF POSTING

I, Janet Smallen, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours to the meeting in accordance to the Brown Act.

Posted this 14th day of June, 2017
Janet Smallen, Sr. CDS

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Development Services Department at (209) 863-7128 or jsmallen@riverbank.org. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [28 CFR 35.102-35.104 ADA Title II].

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Planning Commission shall be in English and anyone wishing to address the Planning Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION: The Riverbank Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDAS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a meeting of the Planning Commission Board, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

Televised/Video of Meetings: Charter – Channel 2; AT&T Uverse – Channel 99
Visit www.riverbank.org to connect to meeting videos. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)

City Hall Hours: City Hall is open Monday – Thursday: 7:30 am – 5:30 pm and Fridays: 8:00 am – 5:00 pm; CLOSED alternating Fridays. **QUESTIONS:** Contact the Developmental Services Department at (209) 863-7128.

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City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

PUBLISH DATE: June 7, 2017

LEGAL DEPT: PLANNING

CITY OF RIVERBANK **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider the projects, described below at 6:00 p.m. on Tuesday June 20, 2017, in Council Chambers 6707 Third Street, Riverbank, California.

Tony Zaia & Jason Huckabee / Proposal for Architecture and Site Plan Review, Application No. 16-0013. Project Description: Request for Architecture and Site Plan Review of a new 2,500 square foot office building located at 6800 Third Street (Reed Garage site) within the Downtown Specific Plan area. A second, similar building is proposed for future construction on the same site. APN: 132-009-023.

The City of Riverbank will hold a Public Hearing as follows:

Planning Commission Meeting
June 20, 2017 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California

ALL INTERESTED PARTIES are invited to attend the public hearing on **June 20, 2017** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to dkenney@riverbank.org by postal service, or hand delivered to **6707 Third Street, Suite A, Riverbank, California, 95367**, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least seventy-two (72) hours prior to the meeting. For questions regarding the public hearing matter contact Donna M. Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

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June 7, 2017

RN #17-059



City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Code Enforcement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

June 6, 2017

Subject: Architecture and Site Plan Review 16-0013.

To whom it may concern:

You are receiving this letter because you reside within 300 feet of the project described below.

Item 3.1: Proposal for Architecture and Site Plan Review, Application No. 16-003 – Tony Zaia and Jason Huckabee. Project Description: Request for Architecture and Site Plan Review of a new 2,500 square foot office building located at 6800 Third Street (Reed's Garage site) within the Downtown Specific Plan area. A second, similar building is proposed for future construction on the same site. APN: 132-009-023.

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Planning Commission Meeting**

June 20, 2017 at 6:00 pm

City Hall Council Chambers - 6707 Third Street - Riverbank, California

ALL INTERESTED PARTIES are invited to attend the public hearing on **June 20, 2017** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to dkenney@riverbank.org by postal service, or hand delivered to **6707 Third Street, Suite A, Riverbank, California, 95367**, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

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If you have any questions, please give our office a call, 863-7128.

Sincerely,

Donna M. Kenney

Donna M. Kenney
City of Riverbank
Planning and Building Manager



City of Riverbank
Planning Commission Meeting
6707 Third Street • Riverbank • CA 95367

MINUTES
Tuesday, May 16, 2017

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Vice Chair King, Commissioner Stewart, Commissioner Tabacco

Absent: Commissioner: McKinney and Villapudua

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

None

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.A: Posting of the May 16, 2017, Planning Commission Meeting.

ACTION: *By motion moved/second (Stewart / Tabacco / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: King, Stewart, and Tabacco

Nays: None

Absent: Planning Commissioners: McKinney and Villapudua

Abstained: None

Item 2.B: The Agenda for the May 16, 2017, Planning Commission Meeting.

ACTION: *By motion moved/second (Stewart / Tabacco / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: King, Stewart, and Tabacco

Nays: None

Absent: Planning Commissioners: McKinney and Villapudua

Abstained: None

Item 2.C: The Minutes of the March 21, 2017 Planning Commission Meeting.

ACTION: By motion moved/second (Stewart / Tabacco / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: Planning Commissioners: McKinney and Villapudua

3. PRESENTATIONS – (Informational Only-No Action)

Item 3.1: Weed Abatement (Neighborhood Improvement Officer Michele Garcia)

- Michele Garcia presented power point on the Weed Abatement Program and answered any questions staff or public had in regards to the program.

4. PUBLIC HEARINGS

Item 4.1: Parcel Map 17-0002 – Narcisco and Adela Hernandez – Resolution 2017-008 - The applicant is requesting to divide an existing parcel containing one dwelling unit into two parcels. The Project is exempt from the requirements of CEQA Guidelines pursuant to Section 15315 Minor Land Divisions. Property is located at 3625 Kansas Street, APN 132-054-034 and is zoned Single Family Residential (R-1). The General Plan designation for the site is Low Density Residential (LDR).

- Donna M. Kenney, Planning and Building Manager presented item 4.1 and the power point.
- Public hearing was opened at 6:14 p.m.
- Dave Lawson resident that lives next to project stated that he has worked with the property owner and have already moved fence that was 3' feet off the property line.
- Being no further comments the public hearing was closed at 6:17 p.m.
- Planning Commission discussed item and asked a few questions.
- Donna responded to the Planning Commissioners' questions.
- Being there were no further questions action was taken.

ACTION: By motion moved/seconded (Tabacco / Stewart / passed 3-0) was approved as submitted; motion carried by roll call vote.

Ayes: Planning Commissioners: King, Stewart, and Tabacco

Nays: None

Absent: Planning Commissioners: McKinney and Villapudua

Abstained: None

Item 4.2: CUP 17-0006 – William Inskip – Resolution 2017-009 - Request to construct a 480 square foot detached garage. A Conditional Use Permit is being requested because Section 153.032(F) of the Riverbank Municipal Code requires a use permit for the construction of accessory structures which do not meet the requirements of Section 153.031(B). The Project is exempt from the requirements of CEQA Guidelines pursuant to Section 15332 (a-e) Class 32, In-fill Development Projects. Property is located at 3954 Prince Andrew Drive, APN 075-038-015 and is zoned Single Family Residential (R-1). The General Plan designation for the site is Low Density Residential (LDR).

- Donna M. Kenney, Planning and Building Manager presented item 4.2 and the power point.
- Public hearing was opened at 6:24 p.m.
- William Inskip property owner of project location spoke on behalf of his project.
- Planning Commission asked Mr. Inskip some questions.
- Mr. Inskip responded to the Planning Commissioners' questions.
- Being there were no further comments the public hearing was closed 6:27 p.m.
- Planning Commission discussed item and made the following action.

ACTION: *By motion moved/seconded (Stewart / Tabacco / passed 3-0) was approved as submitted; motion carried by roll call vote.*

Ayes: Planning Commissioners: King, Stewart, and Tabacco

Nays: None

Absent: Planning Commissioners: McKinney and Villapudua

Abstained: None

Item 4.3: Architecture and Site Plan Review 17-0003 – Lucky House Restaurant – Resolution 2017-010 - Request for an Architectural and Site Plan Review to demo existing and proposing a new restaurant with two office suites totaling 3,770 square feet, outdoor seating, off-site improvements and landscaping. Property is located at 2730 Patterson Road, APN: 075-010-062 within a CX-1 Mixed Use Zoning District. The General Plan designation for the site is Mixed Use (MU).

- Donna M. Kenney, Planning and Building Manager presented item 4.3 and the power point.
- Public hearing was opened at 6:34 p.m.
- Richard Murdoch, contractor for applicant spoke on behalf of the project.
- Planning Commission asked Mr. Murdoch some questions about the project.
- Mr. Murdoch responded to the Planning Commissioners' questions, and stated it will make the area look much better than it currently does with all the improvements that will be made.
- Being there were no further questions the public hearing was closed at 6:43 p.m.

ACTION: *By motion moved/seconded (Stewart / Tabacco / passed 3-0) was approved as submitted; motion carried by roll call vote.*

Ayes: Planning Commissioners: King, Stewart, and Tabacco

Nays: None

Absent: Planning Commissioners: McKinney and Villapudua

Abstained: None

5. PLANNING COMMISSION COMMENTS (Informational Only – No Action)

5.1: Riverbank Waterfall Sign – Donna informed the Planning Commission that staff has painted the sign.

- Commission Stewart said she did notice that it was painted and thanked them for doing so.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only – No Action)

None

7. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

Item 7.1: Accessory Dwelling Units – Donna informed the Planning Commission that the State has made changes and the city will be updating the Zoning Code, and this will be an item they will see soon on the agenda.

8. ADJOURNMENT – There being no further business, the meeting was adjourned.

ATTEST:

Donna M. Kenney
Recording Secretary

APPROVED:

Larry King, Vice Chair
Planning Commission

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	3.1	June 20, 2017
APPLICATION:	Architecture & Site Plan Review 16-0004 – Del Rio Offices – 6800 Third Street, APN: 132-009-023. Request for an Architectural and Site Plan Review for one 2,500 sf office building shell and one future 2,500 sf office building shell. Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 2.3.1 Architecture, of the Riverbank Downtown Specific Plan.	
OWNER:	Tony Zaia	
APPLICANT REPRESTATIVE:	Jason Huckabee P & F Builders 213 C Street Turlock, CA 95380	
GENERAL PLAN DESIGNATION:	Mixed Use (MU)	
DOWNTOWN SPECIFIC PLAN:	Downtown Core (DC)	
ENVIRONMENTAL DETERMINATION:	The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	Approve the Architecture and Site Plan Review subject to the conditions in Resolution No. 2017-011.	
ACROMYMS:	CEQA – California Environmental Quality Act DSP – Downtown Specific Plan sf – Square foot or feet	

I. EXECUTIVE SUMMARY:

Applicant proposes an Architectural and Site Plan Review for one 2,500 sf office building shell and one future 2,500 sf office building shell. The site is within the Downtown Specific Plan, which has specific architectural requirements.

II. BACKGROUND & PROJECT INFORMATION:

The subject property – 6800 Third Street – is owned by Tony Zaia and located south of Highway 108 at the intersection of Third Street and Topeka Street. The parcel (132-009-023) is adjacent to the Del Rio Theater site, also owned by Mr. Zaia. The parcel had contained an existing vacant garage, “Reed’s Garage” which was demolished in July 2016. Soil testing showed a small amount of contamination from the former garage but the owner has removed it.

The site is designated as **Mixed Use** in the Riverbank General Plan and is within the Downtown Specific Plan, designated as **Downtown Core**. The underlying zoning of the Municipal Code is General Commercial (**C-2**). The General Plan determines what uses the City would like to see on this parcel between now and 2025. The Downtown Specific Plan compliments the Municipal Code with additional details but if their content is in conflict, the Downtown Specific Plan governs. The Mixed Use designation of the General Plan accommodates neighborhood-scale office uses like this project. Likewise, its C-2 zoning and its Downtown Core designation both permit office uses.

The site is surrounded by existing public and commercial uses, including the Del Rio Theater (currently undergoing improvements) to the north, the Riverbank Police Department and a vacant apartment building (undergoing a remodel) to the west, the Fire Department and retail uses to the south, and residential to the east.

The project proposes two (2) 2,500 sf single-story office building shells, one (1) to be constructed now and one (1) in the future. The site will share the use of a parking lot and trash enclosure with the Del Rio Theater building and landscaped swales on site will percolate most, if not all stormwater collected on the site.

III. ANALYSIS:

A. Site Design

The proposed site plan (Exhibit A) shows a 2,500 square foot (50’ x 50’) building and a location for a future 2,500 square foot (50’ x 50’) building. The main entrance of the first building is proposed to face Third Street and the rear building to face north into the shared parking lot. A landscaped swale is proposed between the buildings and Topeka Street to contain and percolate on-site stormwater.

B. Building Design

The building type is Commercial Block (DSP 2.2.7.A) and the project uses the following listed standards and guidelines (see Exhibit B):

- Shop front doors provide access to the ground floor businesses. *Glass doors provide access to the offices within.*
- The parking is in a shared surface lot and will use on-street parking in the Downtown. *See Section C below and Attachment 2.*
- Base treatments include a change in color and in materials. *A horizontal base treatment is provided with between 18 inches and 4 feet of cobblestone with “Koko Brown” trim below “Saddle Tan” stucco walls.*
- Building features are offset and roof lines are varied to create a rhythm of building increment that supports pedestrian comfort. *Building corners pop out six (6) inches and frame the windows with “pillars”.*
- Wall-mounted signs are encouraged. *A wall-mounted sign is proposed under future permit.*
- Cornices, parapets, building caps, or other architectural features shall accentuate the top of the building walls where roof surfaces and overhanging eaves or other roof lines are not present. *A gently sloping roof is hidden behind a parapet of varying heights and treatments.*

Unlike tract housing and conventional tilt-up commercial buildings, building forms throughout the Downtown Specific Plan shall be constructed of durable materials and embody an overall sense of quality that builds on the historic and authentic qualities of its surroundings. These proposed buildings are prefabricated with steel stud framing, standing seam metal roofs, with a stucco and cobblestone rock trim finish. The proposed building has a zero (0) setback on Third Street to “anchor” the corner pursuant to the Downtown Specific Plan. The building is required to include a significant architectural presence such as a corner tower, also to “anchor” the site (DSP 2.2.3 Building Placement). The applicant proposes an enhanced entry door with centered signage location to accomplish this requirement.

C. Transportation and Parking

A shared parking plan has been proposed between these new office buildings and the remodeled Del Rio Theater building adjacent to the site. Both projects are owned by the same person, Tony Zaia. The shared parking plan (Attachment 2) shows that the existing on-site parking totals 68 parking spaces. The Downtown Specific Plan states that the parking requirements may be provided on-site and/or off-site within 800 feet of the project, which is approximately two City blocks.

The Del Rio Theater combined uses of a coffee shop, piano bar/restaurant and banquet hall need approximately 150 parking spaces if all businesses were open at maximum capacity. The Del Rio offices project (two 2,500 sf buildings) requires 13 spaces each for a total of 26 spaces (Attachment 2, page 2 of the Modified Parking Analysis only adds in 1 of the buildings or 13 parking spaces). Therefore the total number of parking spaces needed for all the uses at maximum capacity is 163 spaces.

Riverbank Planning Commission

Staff Report 3.1

Meeting of June 20, 2017

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If the parking is shared and modified by day of the week and time of day, all the uses excluding the banquet hall would need a total of 73 parking spaces (68 on-site and 5 off-site) Monday through Friday, 8:00 am to 6:00 pm. If all the uses excluding the offices were open and at capacity, 150 spaces would be needed weekday evenings and on weekends. Since 68 spaces exist on-site, 82 spaces would need to be found within 2 blocks of the site. In addition to street parking, there is a public parking lot at Third and Stanislaus that has 21 marked vehicle spaces. From the Del Rio site, down Third Street to the public lot, and including one block of each of the four side streets, there are approximately 200 available parking spaces. Some street parking along the side of the Police Department and in front of the Fire Department were not counted. In addition, 30 residential spaces were omitted from the mix. Parking should not be a problem under the parking plan.

D. Signage

The color elevation of the proposed building (Exhibit B) shows a future sign location on the front of the building that faces Third Street. This sign will be processed under a separate permit. In the Downtown Specific Plan, two feet of total sign area for each lineal foot of building frontage is distributed among permitted sign types (wall, awning, window, etc.). In this case, the applicant has 100 square feet total with which to work (50 linear feet building frontage x 2 feet = 100 sf total).

IV. CONCLUSION:

The project proposes a permitted use within two new buildings in the City's downtown. They will contribute to the enhancement of the built environment and hopefully attract other businesses which will serve the same clients. Parking can be accommodated.

V. FINDINGS:

A. General Plan Consistency Findings

The Planning Commission must find, relevant to the Architectural and Site Plan Review that the Project is consistent with the following General Plan policies:

- 1. Policy DESIGN-10.1: The City will require site and building access for pedestrians and bicyclists by providing the most direct pedestrian access from sidewalks and parking areas to building entrances while minimizing conflicts with motor vehicle traffic.** *The first proposed building faces Third Street and is adjacent to the sidewalk for easy pedestrian access. The future building in the rear will face the parking lot that is shared with the Del Rio theater building and again, there will be easy pedestrian access.*

2. **Policy DESIGN-10.8:** The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities. *The ground floor building façade has some color and material transitions and roof level treatments that will generate pedestrian interest.*
3. **Policy DESIGN-10.11:** The City will require incorporation of architectural and landscape features that allow for secure locking of bicycles in locations easily observed from indoors. *Bicycle parking will be provided within view of the building entrances either at sidewalk or in the parking lot.*

VI. ENVIRONMENTAL REVIEW:

The proposed project will not have a significant effect on the environment and is categorically exempt under Class 32, State CEQA Guidelines 15332 – In-Fill Development Projects, as follows:

Section 15332 exempts projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the application general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The site has a General Plan Designation of Mixed Use (MU), has a Downtown Specific Plan designation of Downtown Core (DC), and has underlying zoning of Community Commercial (C-2), which all permit office uses.

- (b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The site is less than an acre in size, located in the downtown area of Riverbank and is substantially surrounded by existing public and commercial land uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.**

The site was previously disturbed in the 1950s or 1960s when the former garage was constructed. The garage was demolished and its concrete driveway removed in 2016. There is no native wildlife, trees, or vegetation currently present on the site. Existing curb, gutter, sidewalks, and parking lot line the perimeter of the proposed building area.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

There will be no significant effects to traffic, noise, air quality or water quality. The amount of traffic and noise normally associated with an office use is less than the

Reed's Garage use. Soil contamination from the former garage has been removed, thus protecting air and water quality. Stormwater will be collected and percolated on site.

(e) The site can be adequately served by all required utilities and public services.

All urban utility and public services are present at or adjacent to the site as this site was previously developed.

VII. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on June 7, 2017 and posted at City Hall North, South, Post Office, Community Center and website on June 7, 2017. In addition, the Applicant posted a Notice of Development Permit Application at 6800 Third Street on June 9, 2017 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on June 5, 2017. At the time of writing this Staff Report (June 14, 2017), the City has not received any written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

VIII. RECOMMENDATION:

Find that the project is categorically exempt under Class 32, State CEQA Guidelines 15332 and approve the Architecture and Site Plan Review based upon the findings contained in the attached Resolution.

IX. ATTACHMENTS:

1. Resolution No. 2017-011
Exhibit A - Site and Floor Plans
Exhibit B – Color Elevations
2. Shared Parking Plan

Respectfully Submitted By:

Donna M. Kenney
Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2017-011**

**ADOPTION OF ARCHITECTURE AND SITE PLAN REVIEW 16-0013
FOR TONY ZAIA AND JASON HUCKABEE/ P & F BUILDERS
6800 THIRD STREET (APN 132-009-023)**

WHEREAS, An application has been received from Jason Huckabee for one 2,500 sf office building and one future 2,500 sf office building at 6800 Third Street (APN 132-009-023); and

WHEREAS, The Planning Commission held a public hearing on June 20, 2017, to consider Architecture and Site Plan Review 16-0013; and

WHEREAS, The Planning Commission reviewed and considered the appropriate documents regarding the potential environmental effects of the proposed application, including any comments received; and

WHEREAS, The Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. *Policy DESIGN-10.1:* The City will require site and building access for pedestrians and bicyclists by providing the most direct pedestrian access from sidewalks and parking areas to building entrances while minimizing conflicts with motor vehicle traffic.
2. *Policy DESIGN-10.8:* The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities.
3. *Policy DESIGN-10.11:* The City will require incorporation of architectural and landscape features that allow for secure locking of bicycles in locations easily observed from indoors.

WHEREAS, the request and plans of Tony Zaia, owner and Jason Huckabee/P & F Builders, applicant are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. The applicant shall build the entire project according to the site plans and elevations issued July 18, 2016 and on file with the Community Development Department and presented to the Planning Commission as part of this action except as modified in public hearing; and
3. An application, plans, and current fee for the landscaping and irrigation review shall be submitted and approved by building final; and
4. A recorded easement is required for the trash enclosure on the adjacent parcel 132-009-001 by building final; and
5. A recorded access agreement is required for the shared parking plan between 3800 Third Street (132-009-023) and 3300 Atchison Street (132-009-001) by building final; and
6. A lot merge (2 parcels) is required for APN 132-009-023 by building final; and
7. Bicycle parking shall be provided; and
8. Signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 16-0013 is hereby approved, subject to those conditions established by Resolution No. 2017-011 and as illustrated in Exhibit "A": Site Plans and Exhibit "B" Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 20th of June, 2017, motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote _____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney,
Planning and Building Manager

Anthony McKinney, Chairperson
Planning Commission

Exhibit A

OFFICE BUILDING 6800 3RD STREET RIVERBANK, CA.

PROJECT DATA:

PROJECT: DEL RIO HALL
ADDRESS: 6800 3RD STREET
RIVERBANK, CA.
132-009-022
NAME: BUILDING 1
OFFICE BUILDING
OCCUPANCY: B
B (FUTURE)
CONSTRUCTION TYPE: V-B
V-B (FUTURE)

TABLE 101 ALLOWABLE BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT	33 FT	33 FT
ALLOWABLE AREA	8,000 SF	8,000 SF
ALLOWABLE STORIES	2	2
PROPOSED HEIGHT	15' FT	15' FT (FUTURE)
PROPOSED AREA	8	8
PROPOSED STORIES	1	1
FIRE SPRINKLERS	NO	NO
APPLICABLE CODE:	2016 CBC, CMC, CFC, CEC, CEC CITY OF RIVERBANK ORDINANCES 2016 CALIFORNIA CODE 2016 CALIFORNIA CODE	

ARCHITECT/ELECTRICIAN:

KAESTNER ARCHITECT
P.O. BOX 1777
EMPIRE, CA 95319
209-455-0055

PERMANENT BIO-SWALE STORM DRAIN SIZE:

CALCULATIONS ARE FOR PERMANENT BIO-SWALE ONLY. FINAL SIZE AND DIMENSIONS ARE SUBJECT TO CHANGE AND ARE REQUIRED TO MEET CURRENT CODE AND CITY OF RIVERBANK STANDARD DETAILS. CITY ENGINEER TO REVIEW AND APPROVE FINAL DESIGN.

Volume = CUBIC FEET

C = 8.95 ROOF
8.22 LAWN

A = 1000 8.973 AC
LAND 8.197 AC

R = 24% (0.24) (24%)

Volume = (8.973 AC x 8.95 + 8.197 AC x 8.22) x 2.4% / 12 = 0.819 AC FT = 708 CF

STORAGE VOLUME

V_{max} = 133 CF - 37% DIA.

V_{min} = 103 CF - ASSUME 25% VOID RATIO

V_{avail} = 146 CF

V_{required} = 708 CF



**KAESTNER
ARCHITECT**

P.O. Box 1777

Empire, California 95319

KENNETH K. KAESTNER JR.

(209) 455-0055

E-Mail: kkaestner@aol.com



PROJECT DATA:

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

2016/RIVERBANK/

FILE NAME:

DRAWN BY:

NK, DE

CHECKED BY:

JC, BK

ISSUE DATE:

7.18.2016

Proposed Drawings for:

**OFFICE BUILDING
6800 3RD STREET
APN: 132-009-023**

95367

RIVERBANK, CA

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1

PLANNING



TOPEKA ST

12 SITE PLAN

1/8" = 1'-0"

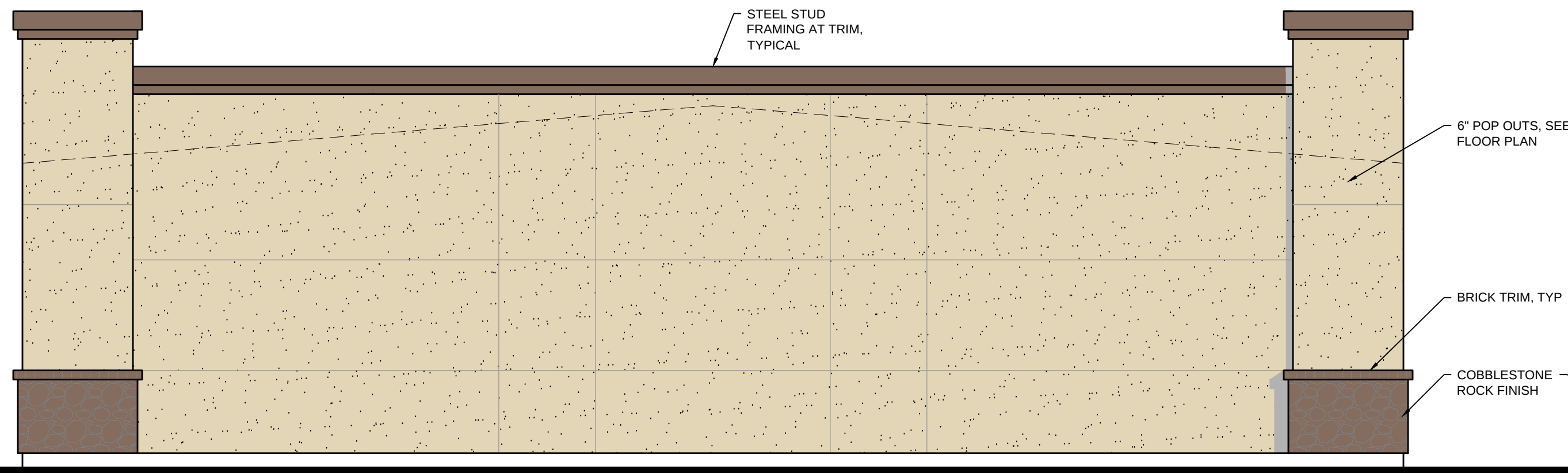
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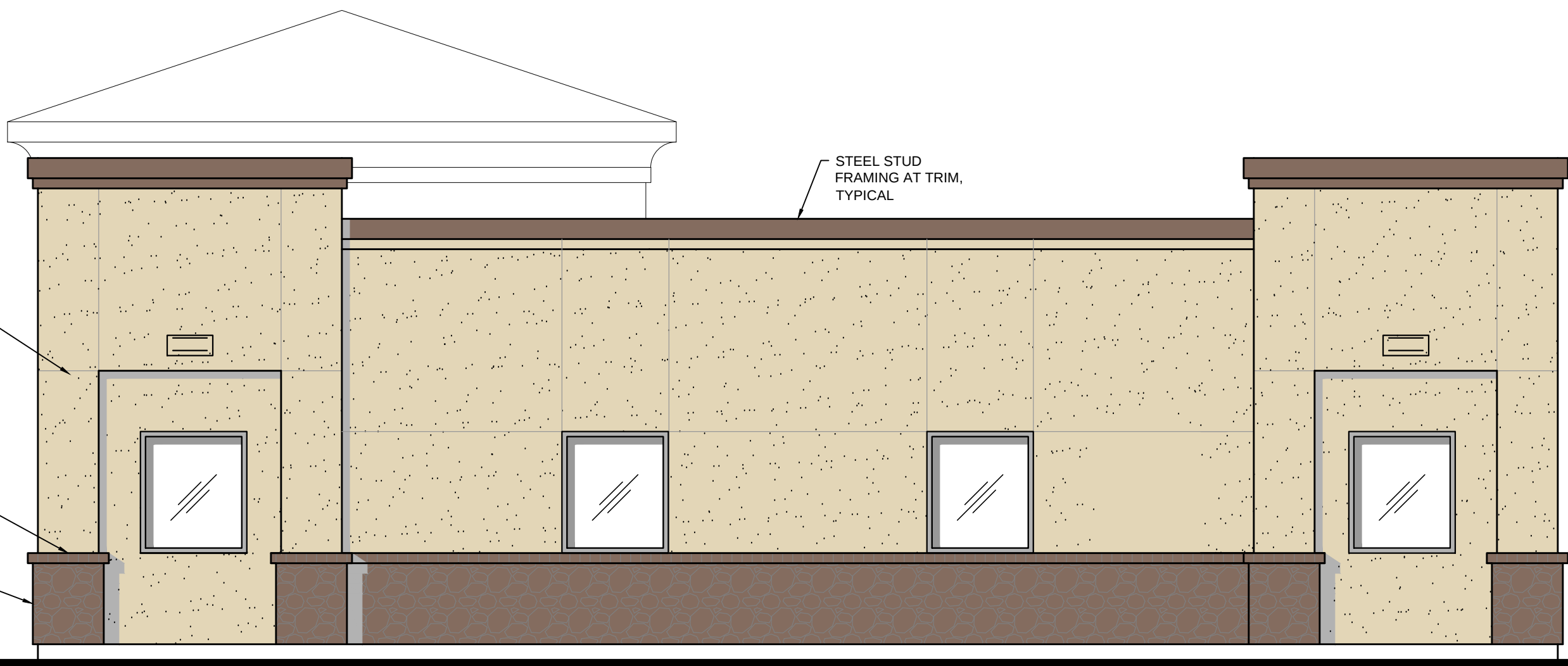
Exhibit A



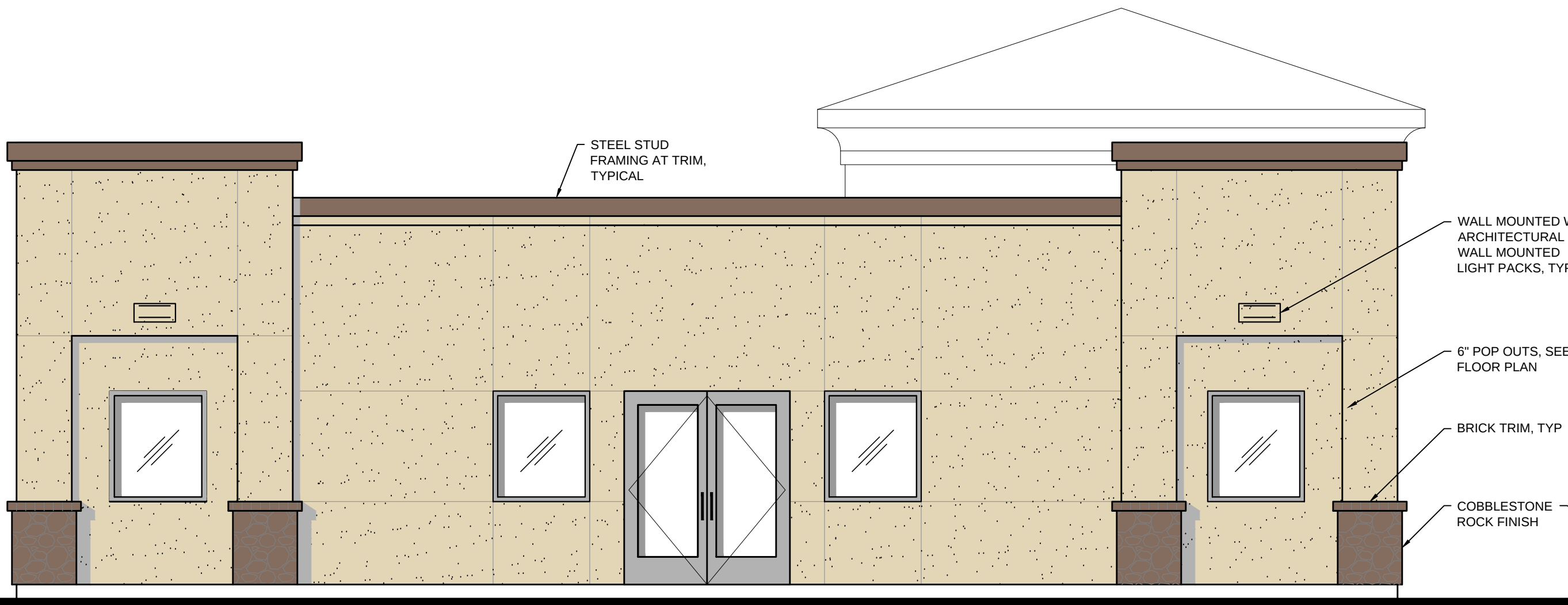
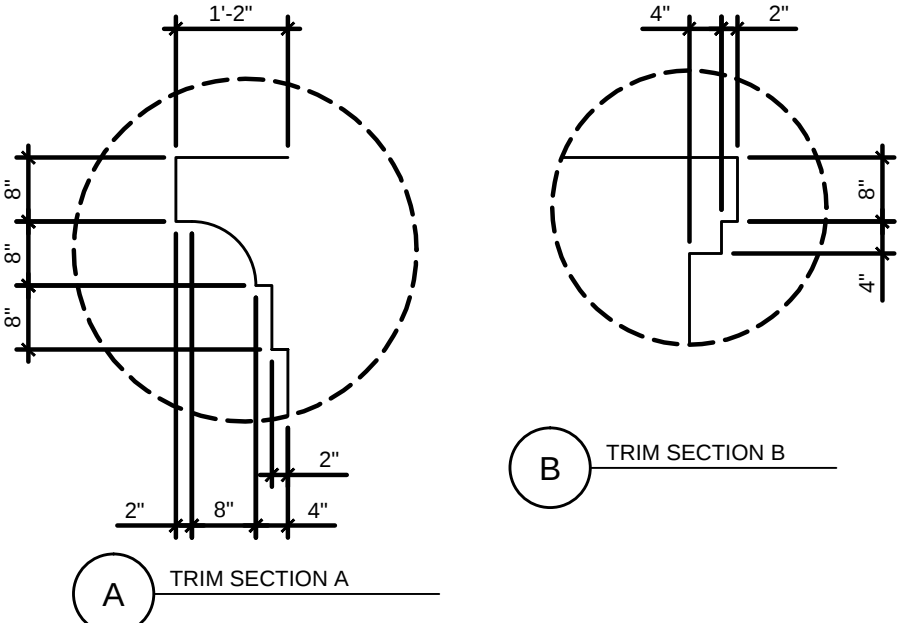
Exhibit B



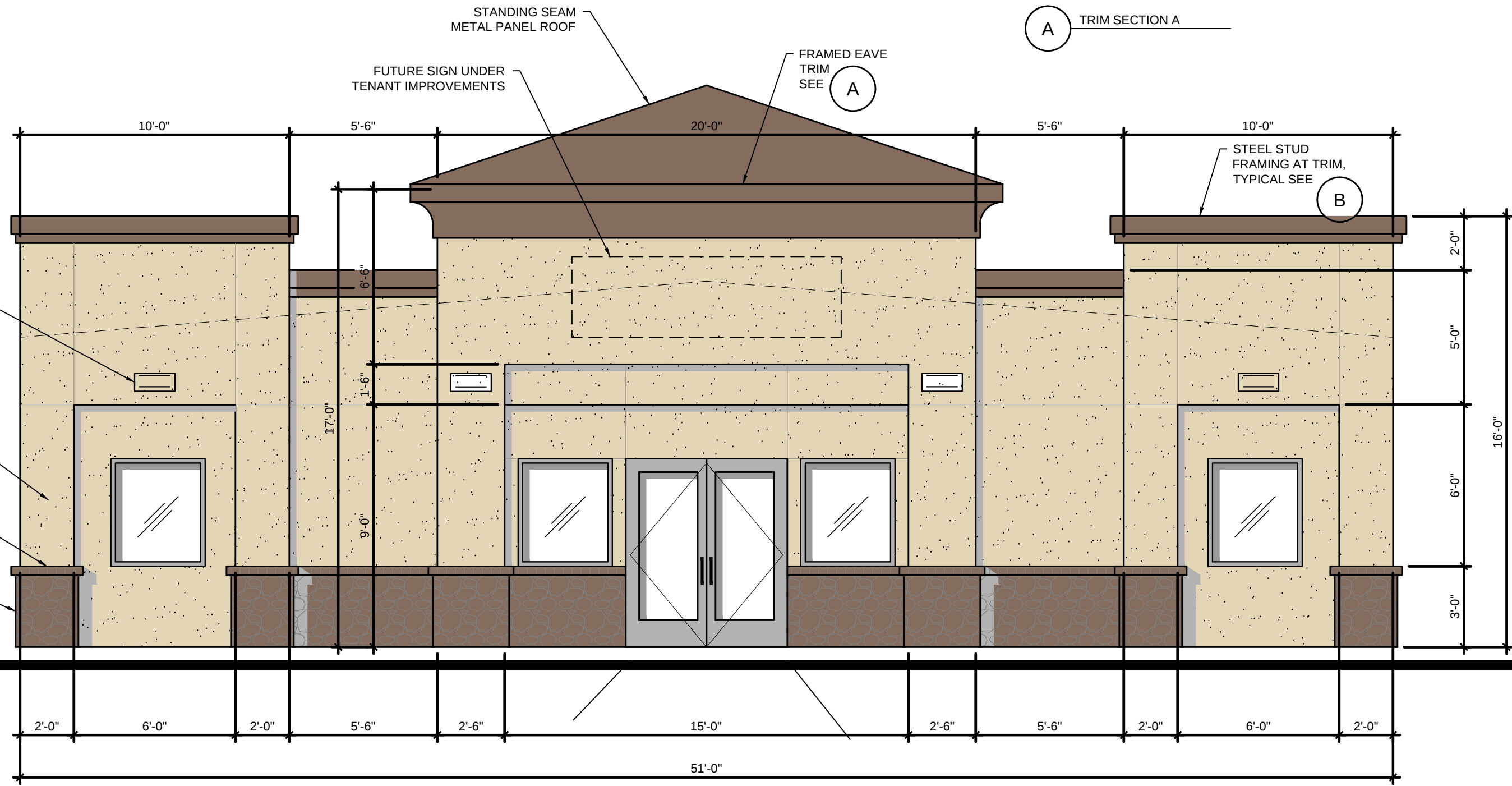
EAST ELEVATION



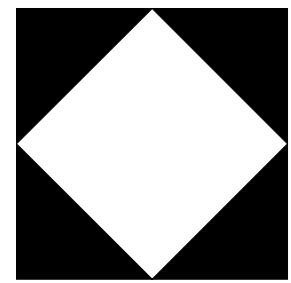
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



KAESTNER
ARCHITECT

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KENNETH K. KAESTNER JR.
(209) 450-0085

E-Mail, KKaestner@aol.com



PROJECT DATA:

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

2016/RIVERBANK/

FILENAME:

DRAWN BY:

NK, DE

CHECKED BY:

JC, KK

ISSUE DATE:

7.18.2016

Proposed Drawings for:

OFFICE BUILDING
6800 3RD STREET
APN: 132-009-023

RIVERBANK, CA 95367

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A3

PLANNING